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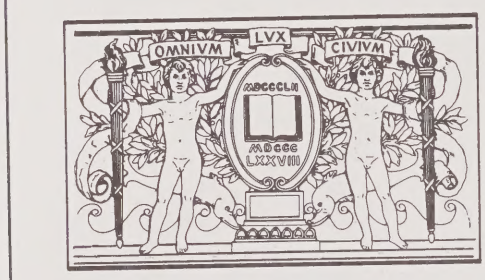

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BOSTON PUBLIC HOUSING IN HARBORPARK NEIGHBORHOODS

A PROFILE

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Boston Redevelopment Authority
Research Department

April 1985

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City of Boston

Stephen Coyle, Director
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HARBOR AREA BOSTON PUBLIC HOUSING

The Boston Housing Authority was established in 1935 to take advantage of federal aid in the construction of low-rent public housing. Currently the Authority operates 67 developments in Boston, 27 of which are located in Harborpark Neighborhoods. Ten percent of Boston's population lives in housing that the Housing Authority either owns or oversees. Of that 10 percent, 7 percent live in public housing located in one of the five harbor neighborhoods; Charlestown, East Boston, North End, South Boston or Dorchester.

The basic financing scheme of the Boston Housing Authority involves both the federal and state governments. In each program, the government involved is responsible for assuming costs relating to building construction and development, as well as for paying off the principal and interest on the buildings over a predetermined period of time. Operating expenditures, including purchasing, personnel and maintenance costs, are paid by the Authority out of a combination of income from tenant rents and federal or state operating subsidy funds. See Table I. In the past the Commonwealth has funded 25 percent of the harbor area housing developments and the federal government has funded the remaining 75 percent. Twenty percent of the harbor area units are designated for elders and 80 percent are reserved for families.

The Boston Housing Authority was ordered into receivership in 1980 by Massachusetts Superior Court Judge Paul G. Garrity. This action followed an extended tenant-initiated class action litigation in which tenants complained of poor repairs and poor management. The BHA is the only housing authority in the country ever to be placed into receivership. As a result, renovation, rehabilitation and increased

safety became primary goals in the period 1980-1984. A two-year stabilization program, aimed at improving security and physical conditions through repair and the securing of vacant units was undertaken in 1980. Over a twelve-month period, ending in September 1981, HUD obligated approximately $25 million in conventional modernization funds to the BHA. These funds were used for physical improvement and renovation throughout the 67 developments.

In addition, the Authority used $2.2 million in CDBG funds in 1981-82 to initiate a Public Safety Program aimed at reducing crime and improving resident safety in the developments. The Boston Police Department created a Special Housing Unit to work in conjunction with this program.

In the fall of 1984 Judge Paul Garrity returned responsibility for the BHA to the city because of "the confidence I feel in the Flynn Administration." Mayor Flynn appointed Doris Bunte, then a state representative from Roxbury, to serve as Administrator of the BHA. A new nine-member board was set up with public housing tenants filling five of the nine seats.

By far the largest project currently planned is the $140 million redevelopment of the Columbia Point development. This project represents a culmination of many years of work on the part of the Housing Authority and the Columbia Point tenants. It also provides an opportunity for the adaptive reuse of a public housing development. The new housing development, when complete, will exist as a new, mixed-income neighborhood, with low-income subsidies tied to the tenants rather than the unit, guaranteeing an economic mix throughout the development. The new development will improve the Dorchester Bay

beaches area due to the vacant and deteriorated condition of the current public housing units.

BOSTON HOUSING AUTHORITY TOTAL OPERATING AND MAINTENANCE EXPENSE
(FY82, 83 and 84 in Aggregate)

BHA Project Number	BHA Project Name	East Boston	Charlestown	South Boston	North End-Waterfront	Dorchester
2-8	Maverick	$3,526,811				
2-52	Heritage	2,125,291				
200-8	Orient Heights	3,024,066				
2-47	General Warren		$529,107			
2-1	Charlestown		7,531,278			
2-23	Mary E. McCormack			$8,545,565		
2-24	Old Colony			7,597,050		
200-1	Broadway/D Street			8,613,396		
2-30	Bayview/Foley			641,607		
2-36	West 9th Street			482,538		
667-32	Msgr. Powers/L Street			473,911		
2-61	Ansonia				$501,848	
2-9	Franklin Hill Ave.					$3,573,705
2-20	Columbia Point					5,516,368
2-27	Annapolis					343,989
2-28	Ashmont					394,363
2-38	J.J. Meade/Melville					244,872
200-11	Franklin Field					4,249,032
667-1	Franklin Field Elderly					1,044,975
667-2	Ames St.					101,505
2-51	Codman					616,321
2-54	Pasciucco					545,723
2-55	Evans St.					21,088
2-57	Lower Mills					889,091
200-10	Gallivan Blvd					1,787,698
2-77	Bellflower					142,968
2-83	Peabody					151,295
Neighborhood Total		$8,676,168	$8,060,385	$26,354,067	$501,848	$19,622,993
Percent of Total		14%	13%	42%	.08%	31%
Mean Year of Occupancy		1956	1956	1956	1977	1965
Median Monthly Operating & Capital Expense by Neighborhood		$470,709	$520,576	$1,524,804	$31,706	$1,058,783
Funding by Neighborhood		35% state 65% federal	100% federal	34% state 66% federal	100% federal	36% state 64% federal

BOSTON HOUSING AUTHORITY HARBOR AREA DEVELOPMENTS,
OCCUPANCY STATUS

Public Housing Development	Address	# of Units	Year Occupied	Government Funding Source
Maverick	41 Maverick St. East Boston	414 Family 100% Occupied	1942	Federal
Orient Heights	220 Waldemar Ave. East Boston	354 Family ? Occupancy	1952	State
Heritage	209 Sumner St. East Boston	20 Family 181 Elderly 100% Occupied	1975	Federal
Charlestown	74 Medford 55 Bunker Hill Charlestown	1,149 Family ? Occupancy	1940	Federal
General Warren Apartments	Various Locations Charlestown	96 Elderly 100% Occupied	1972	Federal
Mary E. McCormack	354 Old Colony Ave., So. Boston	1,016 Family 100% Occupied	1938	Federal
Old Colony	265 E. Ninth St. South Boston	873 Family 100% Occupied	1940	Federal
Broadway/D St.	225 W. Broadway South Boston	50% Rehabilitated--134 Units Occupied	1949/ 1985	State
Bayview	Foley Apartments 199 H Street South Boston	96 Elderly 100% Occupied	1963	Federal
West 9th St.	West 9th St. South Boston	84 Elderly 100% Occupied	1968	Federal
Msgr. Power Peninsula Apts	6th St. South Boston	68 Elderly 100% Occupied	1978	State
Ansonia	North End	100 Elderly 100% Occupied	1977	Federal

Franklin Hill Ave.	1 Shandor Rd Dorchester	364 Family 100% Occupied by 8/85	1952	Federal
Columbia Point	270 Mt. Vernon Dorchester	1,504 Family 400 Units Occupied	1954	Federal
Annapolis	Dorchester	56 Elderly 100% Occupied	1962	Federal
Ashmont	Dorchester	54 Elderly 100% Occupied	1962	Federal
J.J. Meade	Melville Ave. Dorchester	40 Elderly 100% Occupancy	1969	Federal
Franklin Field	91 Ames St. Dorchester	346 Family ? Occupancy	1954/ 1985	State
Franklin Field Elderly	Ames St. Dorchester	80 Elderly 100% Occupied	1962	State
Ames St.	Ames St. Dorchester	80 Elderly 100% Occupied	1972	Federal
Codman	784 Washington St. Dorchester	108 Elderly 100% Occupied	1972	Federal
Pasciucco, Peter	Quincy St. Dorchester	96 Elderly 9 vacant	1973	Federal
Evans St.	Evans St. Dorchester	2 Family 100% Occupied	1973	Federal
Lower Mills	Adams St. Dorchester	183 Elderly ? Occupancy	1972	Federal
Gallivan Blvd	115 Standard St. Dorchester	251 Family 100% Occupied	1953	State
Bellflower/ Dorset	Dorchester	114 Elderly ? Occupancy	1981	Federal
Peabody	Dorchester Ave & Ashmont Street Dorchester	103 Elderly ? Occupancy	1982	Federal